



HARVILL BUSINESS CENTER

20123 Harvill Avenue, Perris, California, 92570



LEASING AGENT

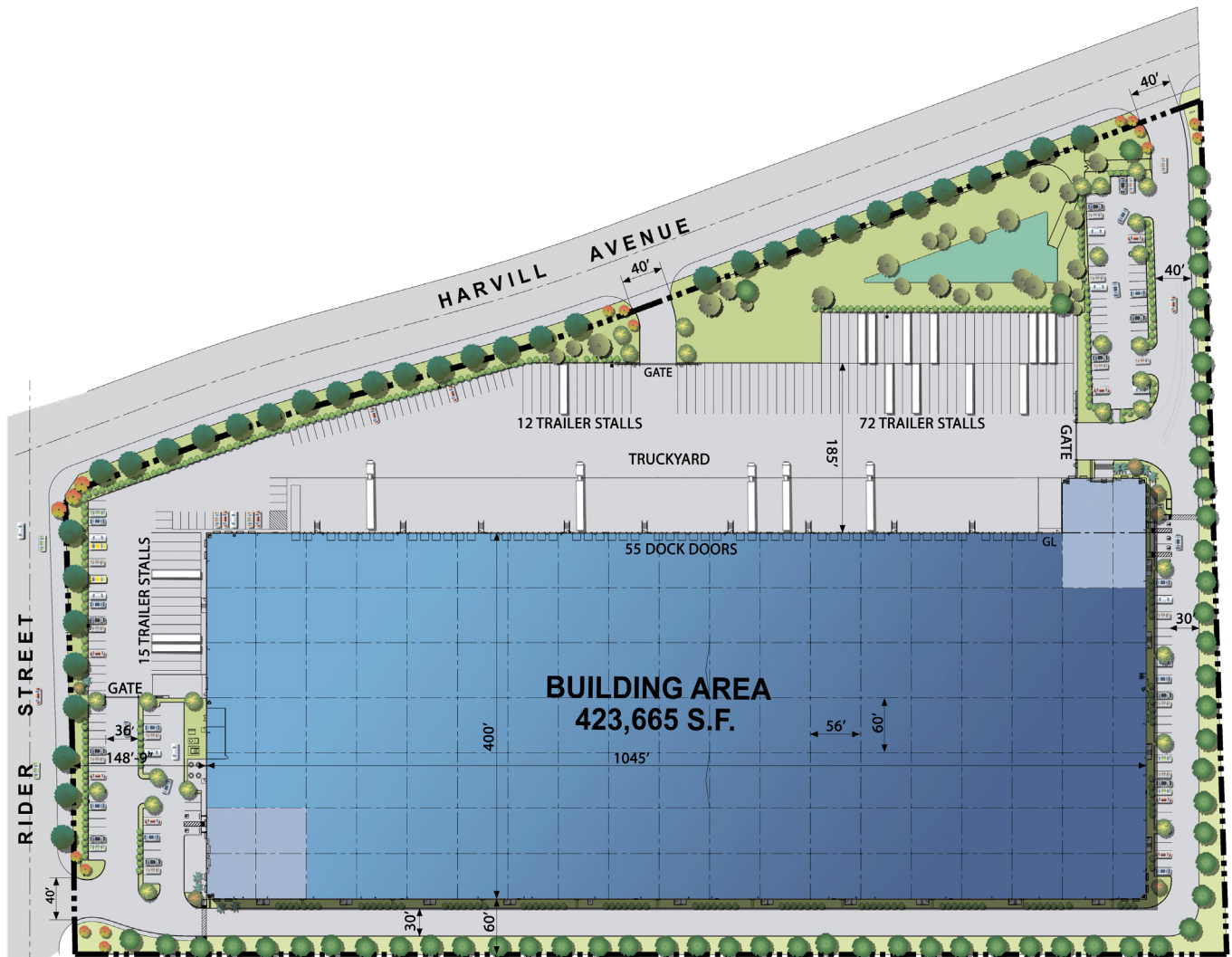


DEVELOPER

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Harvill Business Center represents the newest and the best of modern logistics centers. Located near the SR-60 and adjacent to the I-215, the project is easily accessed by the Ramona Expressway on/offramp. The project incorporates the latest in concrete technology with a Ductilcrete™ concrete floor slab, 36' vertical clear height, 2.5% skylights with 0.5% smoke hatches, LED lighting, a gated concrete truck yard, on-site truck stacking, low water landscaping and tenant divisibility. Office and warehouse improvements can be built to suit your needs. The project is in the vicinity to several prestigious neighbors including Whirlpool, Hanes, Home Depot, Amazon, Ross Dress for Less, Lowes and numerous other national brands. Riverside County offers various employment training and hiring incentives to assist in your employment needs.



BUILDING SPECIFICATIONS

Square Footage	423,665 SF (400' x 1,045')
Site Area	21.31 acres
Configuration	Front loading
Column Spacing	56' wide x 50' deep, 56' X 60' with 60' loading bays
Clear Height	36' clear minimum (from first column)
Dock High Doors	55 – 9' x 10' dock high doors
Ground Level Doors	2 – 12' x 14' ramped, ground level doors
Truck Court Depth	185' deep with full concrete truck apron and courtyard
Slab Thickness	7" Ductilecrete™, sloped at 0.5%
Auto Parking	188 auto spaces
Trailer Storage	99 trailer spaces
Electrical	4,000 amps (UGPS), 277/480 Volt, 3 phase
Lighting	LED site lighting - 2.5% skylights with 0.5% smoke hatches with burglar bars
Sprinkler	ESFR (K-25 heads)

